

LOCATION MAP K-14-Z

PURPOSE OF PLAT

- To create Lot 12-A and 12-B as shown hereon.
- To grant easements as shown hereon.

SUBDIVISION DATA

- DRB Case No.: **15DRB-70349**
- Project No.: **1010218**
- Zone Atlas Index No.: K-14-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 1
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 0.1639 Acres

NOTES

- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled: "HUNING HIGHLAND ADDITION", (05-12-1887, D1-14) all being records of Bernalillo County, New Mexico.
- Field Survey performed in August, 2015.
- City of Albuquerque, New Mexico Zone: SU-2 MR - CONDITIONAL USE FOR RT
- 100 Year Flood Zone Designation: Zone X, as shown on Panel 334 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
- Title Report: Provided by Fidelity National Title Insurance Company, Commitment No.: FT000161674-GAEDKEC, (Effective Date: June 24, 2012).
- Address: 222 High Street SE and 715 Silver Avenue SE, Albuquerque, NM 87102

DOCM 2015089588
 10/14/2015 11:18 AM Page: 1 of 2
 PLAT R: 328.00 S: 20160 P: 0122 N. Toulouse Oliver, Bernalillo Cour

PLAT OF
 LOT 12-A & 12-B
 BLOCK 42
 HUNING HIGHLAND ADDITION
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 20
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2015

DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 20, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 12, BLOCK 42, HUNING HIGHLAND ADDITION, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on May 12, 1887, in Volume D1, Folio 14, and containing 0.1639 acres more or less.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink QC did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and CenturyLink do not waive or release any easement or easement rights, which may have been granted by prior plat, replat or other document, and which are not shown on this plat.

FREE CONSENT

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lot 12-A and 12-B as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner:
Amy Sturge BT 8/28/15
 Amy Sturge and Ben Sturge Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 On this 28th day of August, 2015, this instrument was acknowledged before me by Amy Sturge and Ben Sturge.

[Signature]
 Notary Public

PROJECT NUMBER: 1010218
 Application Number: 15DRB-70349

PLAT APPROVAL

Utility Approvals:

<u>[Signature]</u> Public Service Company of New Mexico	<u>9-22-15</u> Date
<u>[Signature]</u> New Mexico Gas Company	<u>9-22-15</u> Date
<u>[Signature]</u> Qwest Corporation dba CenturyLink QC	<u>9-22-15</u> Date
<u>[Signature]</u> Comcast	<u>9/22/15</u> Date

City Approvals:

<u>[Signature]</u> City Surveyor	<u>P.S.</u> <u>9/17/15</u> Date
<u>[Signature]</u> Real Property Division	<u>N/A</u> Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>10/7/15</u> Date
<u>[Signature]</u> Albuquerque-Bernalillo County Water Utility Authority	<u>10/13/15</u> Date
<u>[Signature]</u> Parks and Recreation Department	<u>10-7-15</u> Date
<u>[Signature]</u> AMAFCA	<u>10-7-15</u> Date
<u>[Signature]</u> City Engineer	<u>10-7-15</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>10-13-15</u> Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

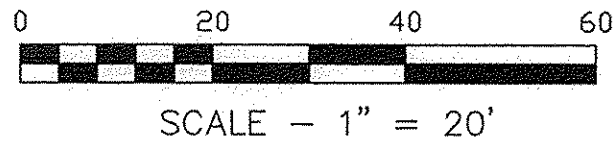
[Signature]
 Timothy Aldrich, P.S. No. 7719 08/25/2015
 Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # 101405750330114301
 PROPERTY OWNER OF RECORD:
Sturge amy + ben
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 10-14-15

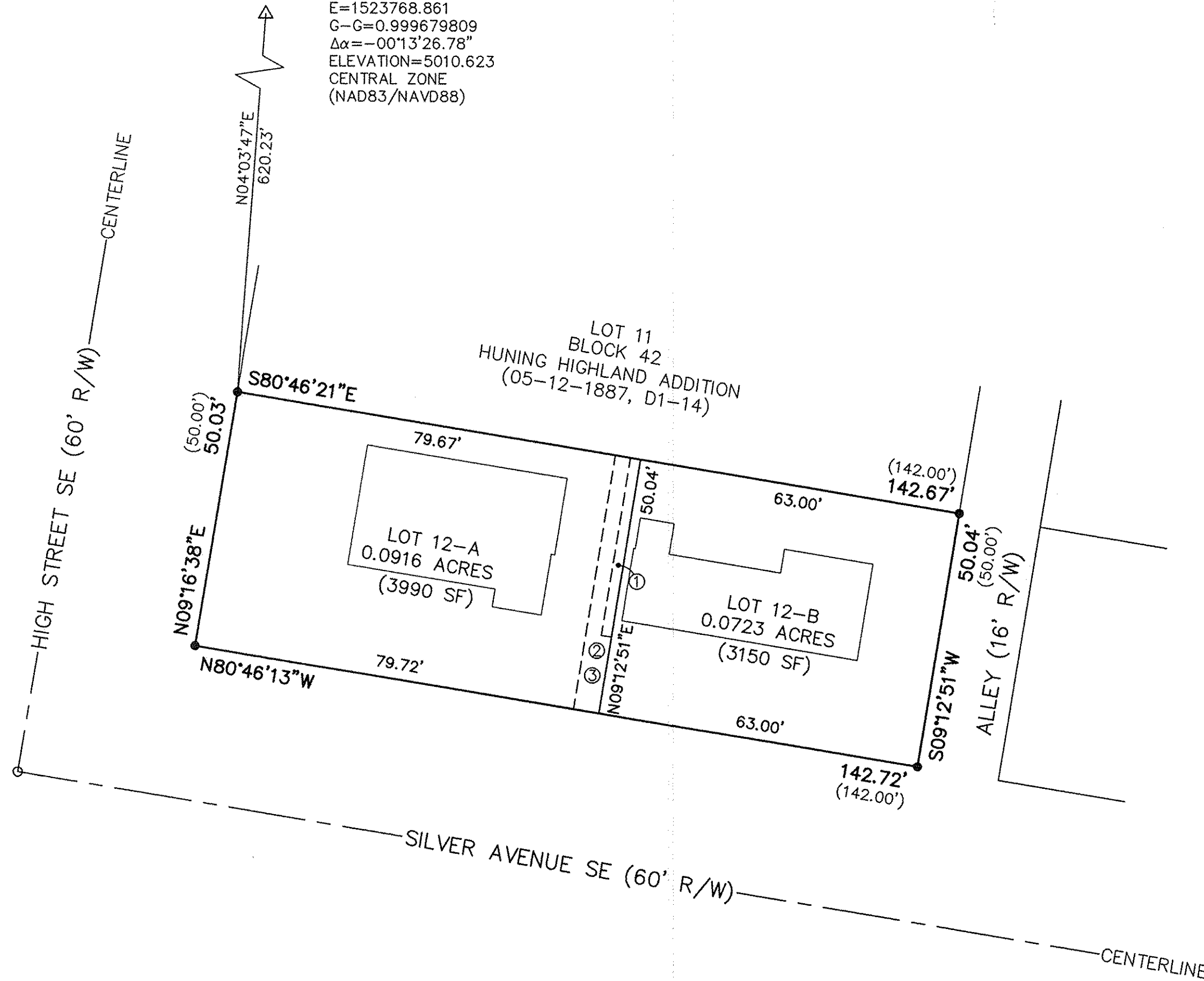
Drawn By:	TA	Date:	08-25-15
Checked By:	TA	Drawing Name:	14036PLT.DWG
Job No.:	14-036	Sheet:	1 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

PLAT OF
 LOT 12-A & 12-B
 BLOCK 42
 HUNING HIGHLAND ADDITION
 WITHIN THE
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 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2015



AGRS MONUMENT
 "5-K15BR"
 N=1485713.773
 E=1523768.861
 G-G=0.999679809
 $\Delta\alpha = -00^{\circ}13'26.78''$
 ELEVATION=5010.623
 CENTRAL ZONE
 (NAD83/NAVD88)



- PROPERTY CORNERS
- SET 1/2" REBAR WITH CAP
 "ALS LS 7719" (TYP.)
 - FOUND BRASS SPIKE IN CONCRETE
 IN VALVE BOX - CL INTERSECTION

EASEMENTS

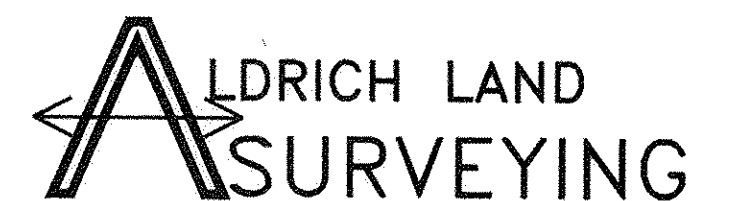
- ① - 2' X 35' LANDSCAPE AND MAINTENANCE EASEMENT FOR THE BENEFIT OF LOT 12-B AND TO BE MAINTAINED BY LOT 12-A AND 12-B. (GRANTED BY THIS PLAT)
- ② - 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 12-B AND TO BE MAINTAINED BY THE OWNERS OF LOT 12-A AND 12-B. (GRANTED BY THIS PLAT)
- ③ - 5' PRIVATE SANITARY SEWER EASEMENT FOR THE JOINT BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOT 12-A AND 12-B. (GRANTED BY THIS PLAT)

NOTE

THERE ARE EXISTING PRIVATE SERVICE LINES PROVIDING GAS, ELECTRIC AND COMMUNICATIONS SERVICES TO LOT 12-A AND 12-B. RECIPROCAL ACCESS FOR REPAIR AND/OR MAINTENANCE OF OF SAID LINES SHALL BE GRANTED BETWEEN THE OWNERS OF LOT 12-A AND 12-B AND THEIR FUTURE HEIRS OR ASSIGNS. REPAIR AND MAINTENANCE OF SAID LINES SHALL BE THE RESPONSIBILITY OF THE LOT THE RESPECTIVE LINE SERVES. ANY IMPROVEMENTS AND/OR LANDSCAPING DAMAGED OR DESTROYED DURING SUCH REPAIR OR MAINTENANCE SHALL BE REPLACED OR REPAIRED BY SAID OWNER.

10-08-15 REV

Drawn By:	TA	Date:	08-25-15
Checked By:	TA	Drawing Name:	14036PLT.DWG
Job No.:	14-036	Sheet:	2 of 2



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